

SCREENING CRITERIA FOR DEVELOPMENT PROJECTS

PLANNING CONSISTENCY

- 1 Project is consistent with State C&D Plan (text and locational guide map)
- 2 Project is consistent with regional plan of conservation and development (if applicable)
- 3 Project is consistent with municipal plan of conservation and development and local zoning (if applicable)
- 4 Affected municipality has a current plan of conservation and development, in accordance with CGS § 8-23
- 5 Other

REGIONAL DEVELOPMENT EMPHASIS

- 1 Project entails inter-municipal collaborations, as authorized under CGS § 32-224(f) (per 2008 Supplement to CGS)
- 2 Project is supported by the affected Regional Planning Organization and the Metropolitan Planning Organization (if applicable)
- 3 Project is part of the Comprehensive Economic Development Strategy (CEDS) program
- 4 Other

SITE CHARACTERISTICS

- 1 Project avoids development of raw lands and emphasizes re-use and infill, especially within brownfield sites
- 2 Utility infrastructure with adequate capacity is either currently available or planned for site
- 3 Project avoids significant impacts to natural resources and critical habitat
- 4 Project avoids floodplains/flood zones
- 5 Project avoids negative impacts on historic and cultural resources
- 6 Other

TRANSIT-ORIENTED DEVELOPMENT¹ CHARACTERISTICS

- 1 Project location is accessible to existing or currently planned public transportation facilities
- 2 Project includes provisions to enhance multi-modal connections to public transportation facilities
- 3 Project promotes walkable communities
- 4 Other

MIXED-USE DEVELOPMENT

- Project includes a variety of uses or provides a niche infill use to enhance pedestrian activity, especially between residential, commercial, and employment locations
- 1 locations
 - 2 Project promotes density at a scale that is appropriate for the for the type of community
 - 3 Project entails architectural and design criteria that reflect desired community character
 - 4 Project addresses potential need for local zoning modifications, such as an overlay zone, if proposed use(s) are currently not allowed
 - 5 Project entails innovative parking management policies
 - 6 Project provides affordable or workforce housing opportunities
 - 7 Other

SUSTAINABLE CHARACTERISTICS

- 1 Project to use LEED² ASTM³, Green Globes⁴ or other comparable best management practices/standards for green building⁵
- 2 Project to use alternative energy (geothermal, solar, wind etc.)
- 3 Project to use Energy Star⁶ rated products
- 4 Project to incorporate water conservation techniques
- 5 Project promotes conservation of land and natural resources
- 6 Other

FINANCIAL AND DEVELOPMENT CRITERIA

- 1 Project cost considers lost opportunity cost due to land use conversion
- 2 Sources and Uses of funds identified.
- 3 Project is ready to proceed
- 4 With project phasing, each phase is independent and useable
- 3 Project leverages past public investments made in the community
- 4 Private funding sources are not overleveraged by state sources, i.e. acceptable ROI
- 5 Other

GENERAL CRITERIA

- 1 Alternative site consideration
- 2 Project proponent has established a municipal and public outreach effort to build community consensus
- 3 Other

Notes:

	1. "Transit-oriented development" means the development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services.
	2. LEED (Leadership in Energy and Environmental Design) is a third-party certification program and a nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.
	3. ASTM (American Society for Testing and Materials) now ASTM International, is one of the largest voluntary standards development organizations in the world and a trusted source for technical standards for materials, products, systems, and services. Known for their high technical quality and market relevancy, ASTM International standards have an important role in the information infrastructure that guides design, manufacturing and trade in the global economy. ASTM and CIC (Convention Industry Council) have set up a task force to develop industry-wide accepted practices to create and enhance efficiencies and sustainable practices.
	4. Green Globes Fit-up is both a guide and an assessment protocol for the design of commercial interiors. Using a confidential questionnaire, the program generates an on-line report. Green Globes helps to integrate green design principles in a fit-up that will be energy and resource efficient, and will provide a healthier and more productive environment.
	5. Green building is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Green building is also known as a sustainable or high performance building. The Environmental Protection Agency (EPA) has a number of programs that provide resources to help you learn more about the components of green building and how to incorporate these green building concepts into different types of buildings. (visit http://www.epa.gov/greenbuilding/index.htm for more information and guidance on green building practices).
	6. EPA and U.S. Department of Energy's "Energy Star" program promotes products and practices to improve the energy efficiency of homes, buildings, and various building components and appliances.